



Attention North Redmond Neighborhood Residents!

We need to hear from you! A group of your neighbors has been working for the past year as the North Redmond Citizen Advisory Committee (CAC) to update policies and regulations for the North Redmond neighborhood. **We would like your comments on the Committee's specific proposals before we finish!**

**An Open House is scheduled for
Saturday, October 15, 2005
from 10:00 a.m. to 1:00 p.m.
at Albert Einstein Elementary School,
located at 18025 NE 116th Street, Redmond.**

- **Come to the Open House, meet with members of the CAC, City staff, and members of Redmond's Planning Commission, learn more about the proposals, and provide your comments, and make your views known.**
- **After the Open House, the CAC will reconvene to consider the neighborhood's comments before forwarding their recommendation to the Planning Commission for review. Please call, write, or email your questions and views. We have enclosed a summary of the CAC's preliminary plan recommendations for you.**

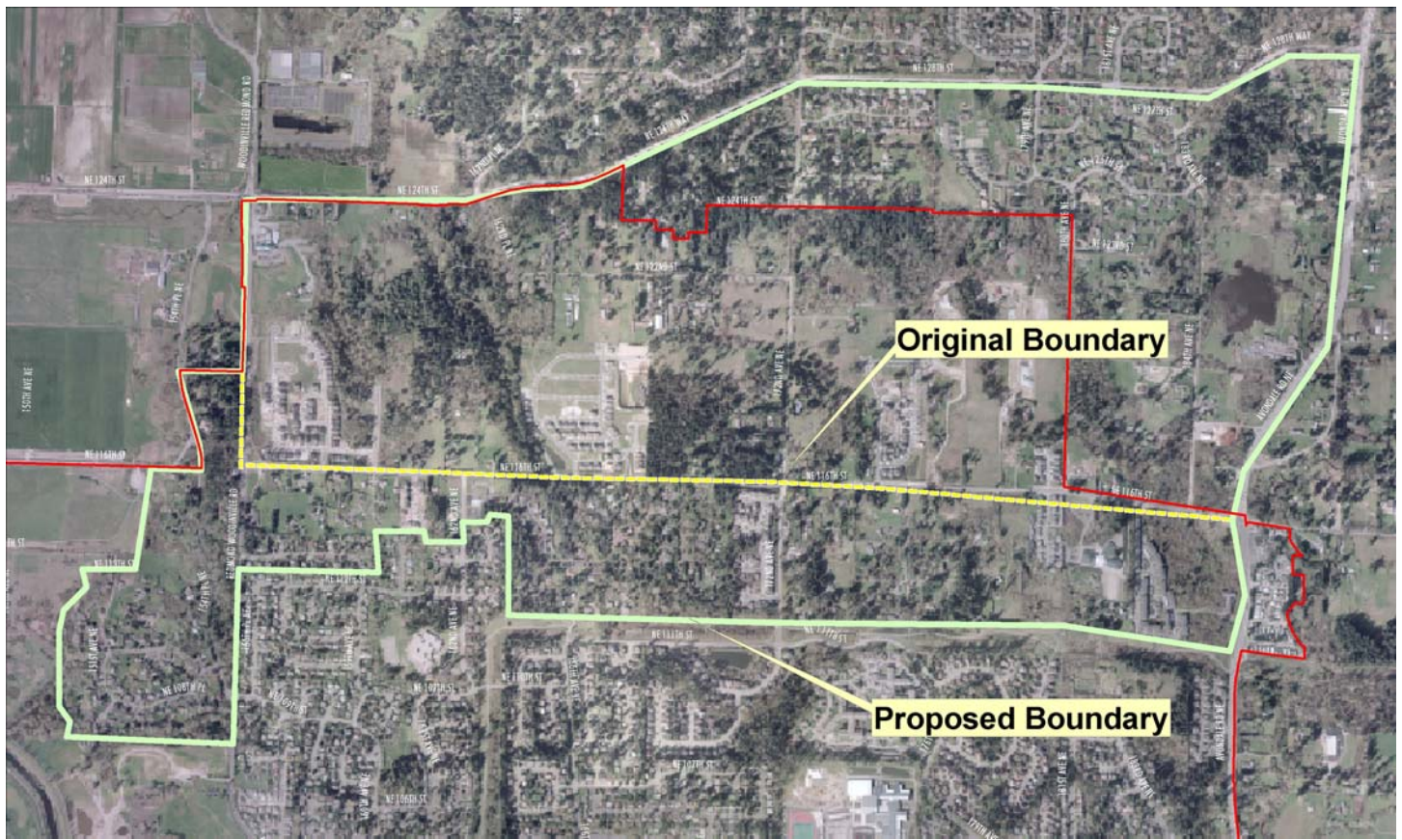
Please submit your comments using any of the methods described below by October 21, 2005. Please share with us your ideas on how to make the plan better. For example, if you support a recommendation – why? If not, why not and what are your alternative recommendations?

1. **Mail or fax** the enclosed comment form (include additional pages, if needed) to:
City of Redmond, Terry Shirk, AICP, Senior Planner, PO Box 97010, MS: CHPL,
Redmond, WA 98073-9710, Fax (425) 556-4242. Either use your own envelope,
or fold and tape this mailer so that the return address is on the outside. Please be
sure to include proper postage.
 2. **Call or email** Terry Shirk at (425) 556-2480 or tshirk@redmond.gov or Kimberly
Dietz at (425) 556-2415 or kdietz@redmond.gov.
 3. **Visit the City's web site** www.redmond.gov and click on In The Works, then
North Redmond Neighborhood, to submit your comment form or to receive
additional information, including more detailed analysis of the preliminary plan
recommendations.
- **Attend the Planning Commission public hearing, tentatively scheduled for November 16, 2005, beginning at 7:00 p.m. Prior to the public hearing, City staff will be available to answer any additional questions you may have about the preliminary recommendations on November 16, from 5:30-7:00 PM at the Public Safety Building lobby, 8701 160th Avenue NE, Redmond. Comments may also be made at subsequent meetings – see specific dates on the City's website, as noted above.**

History

In June 2004, the Mayor and City Council helped kick off the update to the North Redmond and Education Hill neighborhood plans with a successful and widely attended City Services Fair and Planning Workshop. In September 2004, the Mayor and City Council appointed the ten members of the Citizen Advisory Committee (CAC), consisting of residents from throughout the North Redmond neighborhood. The CAC immediately began their work learning about various City functions and issues within the neighborhood, and incorporating into the plan what workshop participants had identified as their top overall neighborhood needs. Before the CAC members forward their recommended plan updates to the Planning Commission and City Council, they are seeking input from all other neighborhood residents.

The following document summarizes the recommendations of the North Redmond Citizen Advisory Committee. The neighborhood plan is a long-term plan that looks 20 years into the future, considering the needs and interests of current and future generations.



*2004 Aerial View of the North Redmond Neighborhood:
demonstrates existing and proposed neighborhood boundaries*

North Redmond Citizen Advisory Committee (CAC) Neighborhood Plan Recommendations

1. Connectivity and Pedestrian Friendliness: Participants on the CAC felt that a high level of connectivity throughout the neighborhood is vital to promoting community interaction and pedestrian activity. Recommendations of the CAC provide for linkages connecting new developments with trails, open space, and adjacent developments; where streets are not connected, pedestrian paths will be provided so that people have alternatives to walking along busy streets. Safe walk paths to schools will be provided, along with trails along the neighborhood's ravines and streams.

- In the future, nearly all the new developments in North Redmond would be connected by a series of vehicular and/or pedestrian trails and linkages that are accessible by all types of pedestrian traffic as well as by bicyclists and equestrians in order to take advantage of the area's open space corridors, improved streets, and other natural amenities. Lengthy streets and new cul-de-sac developments would have at least one connection to adjoining open spaces and trails or to neighboring developments.
- New streets should be landscaped with street trees, which, upon maturity will create a canopy along new corridors.
- Safe connections to neighborhood parks, schools, and community gathering places are highly emphasized.
- Trails along ravines, streams, ponds should be provided to help residents enjoy the neighborhood's natural features.
- 172nd Avenue NE should be a "multi-modal" corridor from NE 111th Street to NE 116th Street. Multi-modal means the street is designed for all types of travel (car, bus, bike, walking). Design will include landscaped planters and medians as well as significant traffic calming features.
- 172nd Avenue NE should be extended through to 124th/128th Street, continuing the multi-modal link. Completing this extension has been anticipated in City plans for many years. Designing it now with traffic calming features will maintain neighborhood character reduce potential impact to neighboring properties.

Comment here on Connectivity and Pedestrian Friendliness recommendations:

2. Parks, Recreation, and Open Space: The CAC recommends increasing the public park places within North Redmond and to expand existing facilities.

- In the future, North Redmond should be a neighborhood known for its variety of parks and open spaces.
- Emphasis is placed on the expansion of the existing NE Redmond Neighborhood Park site, acquisition and development of the 10-acre Lake Washington School District property on 172nd Avenue NE with a mix of housing and a park, and

designation of the Redmond/Puget Power Trail as a linear park that serves to unify North Redmond and Education Hill.

- Other park property west of 172nd Avenue NE, should be acquired as well as “mini” parks within new developments.
- Neighborhood parks should be easily accessible via the trails and linkages network.

Comment here on Parks, Recreation and Open Space recommendations:

3. Neighborhood Community Gathering places: The CAC values the creation of community gathering spaces, for increased convenience and to promote community interaction. Recommended locations within the neighborhood would provide opportunities for residents to walk or bike for limited goods, and reduce travel distances and vehicle trips for other services. The Plan supports three locations for community gathering spaces:

- Avondale Center – this is the existing retail center on the southwest corner of NE 116th Street and Avondale Road NE. A small specialty retail grocery is anticipated here, in addition to the small businesses that have recently opened.
- Theno’s Corner – proposed to be located at the southeast corner of NE 124th Street and the Redmond-Woodinville Road, Theno’s Corner would be built as part of the expansion of the Washington Cathedral Church facilities. Anticipated businesses could include a retail grocery store with up to 40,000 square feet along with a mix that may include a restaurant, dry cleaner, coffee shop, sandwich shop, and/or a farmers market. A mix of housing would also be included as part of Theno’s Corner. Most importantly, the Theno’s cow would continue to be a neighborhood icon.
- Village Square – is a proposed community gathering area suggested for the vicinity NE 116th Street and 172nd Avenue NE. Centrally located and easily accessible to most of the neighborhood, Village Square would consist primarily of housing with a mix of no more than 5,000 square feet of very limited retail services (and no one business larger than 2,000 square feet). The Village Square provisions establish limited operating hours with strict design standards in a facility that is intended to serve local North Redmond residents who predominately access the site by foot or bicycle (with limited parking for those who choose to drive). Permanent and temporary outdoor seating would be provided in the plazas and courtyards so residents can meet with their neighbors over a cup of coffee or a sandwich. Village Square would be linked with planned community meeting spaces that will be provided at the future fire station.



Comment here on Neighborhood Community Gathering Spaces recommendations:

4. **Housing:** To promote variety and choice in housing for all who live and work in Redmond, the CAC supports policies to encourage a mix of housing sizes, styles and affordability levels throughout the neighborhood.



The plan provides incentives to allow the clustering of new homes, especially to preserve stands of mature trees.

“Multi-plex” homes – an attached form of single-family housing, would be allowed throughout the neighborhood. With design standards for multi-plexes that require the appearance of traditional detached forms of housing, (see inset of duplex home) multi-plex homes would help preserve the character of North

Redmond as a single-family neighborhood, while also allowing for more open space preservation and trees to be retained.

- Cottage housing, a very popular style of small homes, would also be allowed in North Redmond. Because of their smaller size (and typically fewer occupants), two cottages will be allowed for every single-family home that could be built.
- New development would be encouraged to provide more housing opportunities for those who work in Redmond but can't afford to live here. Ten-percent of all new housing should be affordable to households who earn 80% of King County Median Income – this means an income of around \$69,000 for a family of four.



Comment here on Housing recommendations:

5. **Environmental Protection:** Among the assets most treasured by North Redmond residents are the neighborhood's natural beauty and open spaces. Policies proposed by the CAC support long-term preservation of these treasures and provide opportunities for local residents to enjoy them.

- Policies seek to preserve open spaces, encourage clustering of new homes to protect stands of mature trees and other natural resources. Incentives are provided for developers who go “above and beyond” the City's requirements for tree preservation.
- The CAC supports Low-Impact Development (LID) standards to promote environmentally sensitive construction and storm water management techniques. Incentives include reduced fees and bonus densities for LID construction.

- Using “compost-amended” soils in all landscaped areas is supported by the CAC as a means to reduce storm water runoff and provide a healthier and more successful environment for planting beds.

Comment here on Environmental Protection recommendations:

Thank you for your comments on the North Redmond Neighborhood Plan Update. They are very much appreciated and will be carefully considered by a subcommittee of the Citizens Advisory Committee and City staff.

Please do not hesitate to contact us using the methods noted on Page 1. We look forward to hearing from you. If you would like to use this as your mailer, please fold on the line so that the address is shown below on the outside of the mailer and seal the edges with pieces of tape in the marked areas.

Additional Comments:

North Redmond Resident:

PLACE
POSTAGE
HERE

City of Redmond Planning Department
Attention: Terry Shirk, Senior Planner
Mail Stop: CHPL
PO Box 97010
Redmond, Washington 98073-9710